

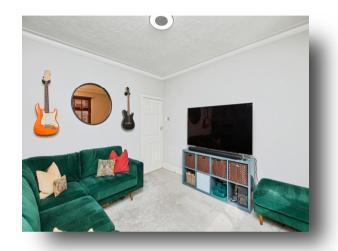
Beatty Street, Alvaston Derby DE24 8TZ

bagshaws residential

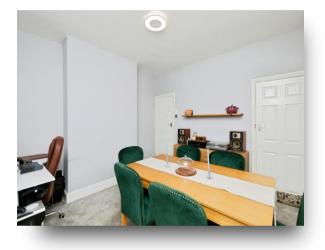
welcome to

Beatty Street, Alvaston Derby

A well-maintained two-bedroom mid-terraced home in a quiet Alvaston location. Featuring spacious living areas, a modern kitchen, and a private garden, this charming property is perfect for first-time buyers or investors seeking a move-in-ready home near Derby city centre.



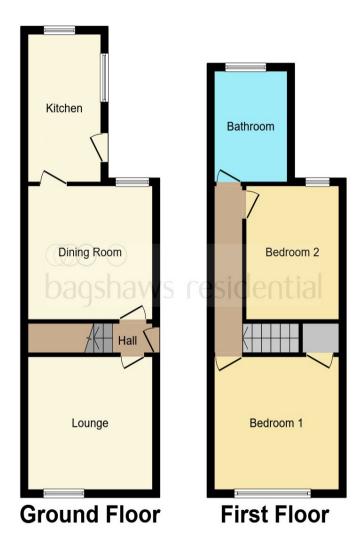












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Lounge

11' 8" Max x 11' 9" Max (3.56m Max x 3.58m Max)

Dining Room

11' 9" Max x 11' 9" Max (3.58m Max x 3.58m Max)

Kitchen

13' 3" Max x 6' 9" Max (4.04m Max x 2.06m Max)

Bedroom One

11' 9" Max x 11' 8" Max (3.58m Max x 3.56m Max)

Bedroom Two

12' Max x 8' 8" Max (3.66m Max x 2.64m Max)

Bathroom

9' 8" Max x 6' 9" Max (2.95m Max x 2.06m Max)

welcome to

Beatty Street, Alvaston Derby

- Two good-sized bedrooms (one currently used as an office)
- Spacious lounge and separate dining room
- Modern fitted kitchen and new boiler. A cellar that can be as a storage room
- Family bathroom with corner suite and over-bath shower
- Private rear garden with patio and lawn

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£160,000



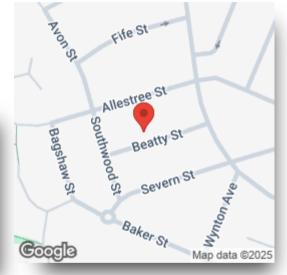




This delightful two-bedroom mid-terraced home is tucked away in a peaceful residential area of Alvaston, offering the perfect blend of comfort, convenience, and style. The property is beautifully maintained throughout, with a warm and modern décor that makes it ready to move straight into.

On the ground floor, you're welcomed by a bright hallway with stairs leading to the first floor. To the left sits a cosy lounge, ideal for relaxing evenings, while to the right you'll find a separate dining room and a well-equipped fitted kitchen, complete with access to the private rear garden - a lovely mix of patio and lawn, perfect for outdoor dining or entertaining. In addition the property has a cellar that is currently used as storage. Upstairs boasts two generously sized bedrooms, one currently used as an office, and a family bathroom featuring a stylish corner suite with an over-bath shower.

Situated in the sought-after Alvaston area of Derby, this home enjoys close proximity to local schools, shops, and bus routes, as well as excellent access to major road links including the M1, A50, and A38. The nearby city centre offers a vibrant mix of culture, dining, and entertainment, making this property an excellent choice for families, professionals, or investors alike.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121097



Property Ref: DBY121097 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Dal

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